



Student Hands-Off

Our **Student Hands-Off** service ensures that we handle every aspect of your property management. From finding the right students to collecting rent and managing repairs and maintenance, we've got you covered. We understand the importance of regular inspections and maintaining your property in excellent condition. Additionally, we coordinate communal cleaning and gardening for your convenience.

Our **Student Hands-Off** service includes:

- A complimentary initial consultation to determine optimal room rental rates and marketing strategies
- Advertising your property on major websites and student portals
- Scheduling and conducting viewings at times convenient for prospective students
- Interviewing students to ensure they are a good fit for the house
- Comprehensive student referencing, credit checks, and right to rent verifications
- Thorough guarantor referencing and obtaining guarantees
- Drafting and signing the Tenancy Agreement
- Providing a standard photographic room inventory
- Issuing all required legal documentation to ensure compliance
- Lodging students' deposits with the Tenancy Deposit Scheme (TDS)
- Managing check-in and check-out processes for students
- Ongoing monthly rent collection and follow-up on late payments
- Monthly statements of received rent and transfers to your account
- Periodic inspections with detailed photographic records
- Coordinating maintenance and repairs without additional fees
- Arranging required safety certificates and EPCs
- Organising cleaning and gardening services as needed
- Access to Landlord Dashboard via mobile app

All these services are included in our transparent pricing, with no hidden extras or add-ons.

(FOR HMOS WITH 7+ BEDROOMS GET IN TOUCH FOR YOUR PERSONALISED QUOTE)

	Fee (No VAT applicable)
Management Fee	12%
Student find fee	Quoted per property
Admin set-up fee (one off per property) - up to 6 bdrs	£ 247

Our prices for safety checks and **additional services** for Student Hands-Off Landlords are below:

	Fee (No VAT applicable)
Professional photo and video package	Quoted per property
Landlords Safety and compliance checks including Gas Safety, Boiler Servicing, PAT testing, Fire Alarm testing, Electrical Installation certification and EPCs	Quoted per certificate
Checkout of previous tenant (where room is already tenanted)	£ 97
Additional property visits & services including surveyor visits, council licensing & inspections.	£ 97
Serving Notice of Eviction	£ 97

Giving back with property is possible!

By partnering with us, you will not only benefit from our top-tier property management services but also make a meaningful impact.

Multiple Sclerosis (MS) is a cause that touches us personally, and we are dedicated to supporting it.

A portion of our net profits will be donated to MS Society research and care.

Together, we can ensure your property thrives while making a difference in the fight against MS.

For more information, please visit

www.mssociety.org.uk

